

Real Estate Transfer Statement

• Read instructions on reverse side

FORM
521

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND LINES 1-25 ARE ACCURATELY COMPLETED

1 County Name	2 County Number	3 Date of Sale Mo. ____ Day ____ Yr. ____	4 Date of Deed Mo. ____ Day ____ Yr. ____
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
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Street or Other Mailing Address	Street or Other Mailing Address
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City	State	Zip Code	City	State	Zip Code
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Telephone Number ()	Telephone Number ()
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7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C also if property is mobile home.

(A) Status	(B) Property Type	(C)
(1) <input type="checkbox"/> Improved (2) <input type="checkbox"/> Unimproved (3) <input type="checkbox"/> IOLL	(1) <input type="checkbox"/> Single Family (4) <input type="checkbox"/> Industrial (6) <input type="checkbox"/> Recreational (8) <input type="checkbox"/> Mineral Interests-Producing (9) <input type="checkbox"/> State Assessed (2) <input type="checkbox"/> Multi-Family (5) <input type="checkbox"/> Agricultural (7) <input type="checkbox"/> Mineral Interests-Nonproducing (10) <input type="checkbox"/> Exempt (3) <input type="checkbox"/> Commercial	(1) <input type="checkbox"/> Mobile Home

8 Type of Deed <input type="checkbox"/> Warranty <input type="checkbox"/> Sheriff <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Cemetery <input type="checkbox"/> Quit Claim <input type="checkbox"/> Conservator <input type="checkbox"/> Partition <input type="checkbox"/> Trust <input type="checkbox"/> Other	9
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10 Type of Transfer <input type="checkbox"/> Sale <input type="checkbox"/> Auction <input type="checkbox"/> Gift <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Life Estate <input type="checkbox"/> Other (explain) _____
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11 Ownership Transferred in Full (if No, explain division) <input type="checkbox"/> YES <input type="checkbox"/> NO	12 Was real estate purchased for same use? (if No, state intended use) <input type="checkbox"/> YES <input type="checkbox"/> NO
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13 Was sale between relatives? (If Yes, check appropriate box) <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Family Corporation or Partnership <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Other _____

14 If the real estate was transferred for nominal consideration, what is the current market value? _____	15 Was mortgage assumed? If Yes, state amount and interest rate. <input type="checkbox"/> YES <input type="checkbox"/> NO \$ %
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16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> YES <input type="checkbox"/> NO	17 Was sale through a real estate agent? (if Yes, name of agent) <input type="checkbox"/> YES <input type="checkbox"/> NO
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18 Address of Property	19 Name and Address of Person to Whom Tax Statement Should be Sent
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20 Legal Description



21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed 22 \$

23 Was nonreal property included in purchase? ☐ YES ☐ NO (if Yes, enter amount and attach itemized list) .. 23 \$

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true and correct, and that I am duly authorized to sign this statement.

25  Print or Type Name of Grantee or Authorized Representative Telephone Number Signature of Grantee or Authorized Representative Title Date

REGISTER OF DEEDS' USE ONLY

FOR NDR USE ONLY

26 Date Deed Recorded Mo. ____ Day ____ Yr. ____	27 Value of Stamp or Exempt Number \$	28 Deed Book	29 Deed Page	30
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INSTRUCTIONS

The Register of Deeds shall not accept a deed for recording unless items 1 through 25 are properly completed and this statement is signed.

WHO MUST FILE. Any grantee, or the grantee's authorized representative, who has a deed to real property recorded must file this statement. A land contract or memorandum of contract requires a completed transfer statement, which will be exempt from the documentary stamp tax until the deed is presented for recording.

WHEN AND WHERE TO FILE. This statement must be filed with the Register of Deeds when the deed or land contract or memorandum of contract is presented for recording.

SPECIFIC INSTRUCTIONS GRANTEE (BUYER)

LINE 1. Indicate county where property is located. If located in more than one county, indicate county where transfer is being filed.

LINE 4. The date of the deed is the date on which it was signed by the grantor unless otherwise specified in the deed.

LINES 5 AND 6. Enter the complete name, address, and telephone number. Business addresses should be used for business organizations such as corporations, trusts, and partnerships.

LINE 7. Indicate the type of property being transferred. Mark only one box in categories A and B. Mark C only if property is a mobile home. IOLL means improvement on leased land.

LINE 8. The type of deed includes, but is not limited to: tax, warranty, quit claim, partition, mineral, sheriff, cemetery, trustee, and bill of sale conveying realty or tenements.

LINE 9. No longer applicable.

LINE 11. Check the appropriate box to indicate what property interests were retained or transferred. If the box marked "NO" is checked, explain.

LINE 12. A purchase for the same use would mean a purchase with the same intended use of the property. Examples of change in use are a vacant lot becoming a cemetery or an agricultural lot becoming a subdivision.

LINE 13. Check the appropriate box to indicate if the sale was between relatives. A relative is a seller related to the buyer by blood or marriage.

LINE 14. Indicate the current market value if the total purchase price is nominal. Nominal consideration would be a purchase price bearing no relation to the current market value of the real property, such as a

purchase for "one dollar" or a gift or purchase when the real consideration is concealed. Current market value is the purchase price which would be paid for the real property purchased, based upon a sale between a willing buyer and a willing seller in the ordinary course of trade made at the time of registering this deed.

LINE 15. Check the box marked "YES" if the buyer assumed a mortgage as part of the purchase price, and indicate the amount and interest rate. If no mortgage was assumed, check the box marked "NO."

LINE 16. If this sale subdivides the subject property into two or more parcels, check the box marked "YES." If this sale does not subdivide or split the property, check the box marked "NO."

LINE 20. The legal description may be found in your deed or abstract of the real property.

LINE 21. Indicate the total number of acres included if the transfer was of agricultural or horticultural land.

LINE 22. Enter the total purchase price or consideration paid or to be paid, including cash, mortgages, property traded, assumed liabilities, leases, easements, and personal property purchased.

LINE 23. The total dollar value of items included in the total purchase price contained in line 22 which did not relate to the purchase price of the real property, such as unattached personal property (drapes, stoves, refrigerators, etc.). If none, check the box marked "NO" and enter zero.

AUTHORIZED SIGNATURE. This statement must be signed and dated by the grantee or the grantee's authorized representative.

REGISTER OF DEEDS

The Register of Deeds shall not record the deed if items 1 through 25 on this statement have not been completed or the statement has not been signed by the grantee or authorized representative.

The Register of Deeds shall complete items 26 through 29 at the time the deed is recorded.

The Register of Deeds shall forward the canary and pink copies of this statement to the assessor when items 1 through 29 are complete.

The Register of Deeds is required to forward the white copy of this statement to the Nebraska Department of Revenue with the monthly Nebraska Documentary Stamp Tax Return, Form 52. Both taxable and exempt copies must be included.